



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rule 26 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017.

Chamber Ref: FTS/HPC/RE/24/3003

Re: 1 Brooke Lane, AB39 0BW ("the Property")

Parties:

Places For People Scotland ("the Applicant")

Touchstone Property Management ("the Applicant's Representative")

Debra Bruce ("the Respondent")

Tribunal Member: Martin J. McAllister (Legal Member)

The Tribunal rejects the application received by it on 3 July 2024 which is an application under Section 28 A(1) of the Housing (Scotland) Act 2006 and Rule 55 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017.

Background

1. The Application is for assistance to exercise the Applicant's right of entry under Section 28 A (1) of the Housing (Scotland) Act 2006 ("the 2006 Act").
2. The Applicant's Representative was asked on 23 July 2024 to provide further information to enable the application to be considered. The request for information was in terms of Rule 5 (3) of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 ("the Rules").

3. The information requested why it was considered that the Applicant had a right to make the application since it is a registered social landlord. The Applicant's Representative was also asked to clarify the identity of the Applicant since the tenancy agreement stated this to be Castle Rock Edinvar, a registered social landlord.
4. Despite a reminder being sent to the Applicant's Representative on 8 August 2024, no response has been received to the request for information.

Decision

5. **After consideration of the application the Legal Member determined that the application should be rejected in terms of Rule 8(1) (c) which states that an application must be rejected if the Tribunal has "good reason to believe that it would not be appropriate to accept the application."**

Reasons

6. The Legal Member considered the application in terms of Rule 5 and Rule 55 of the Chamber Procedural Rules. Rule 5 provides: - (1) An application is held to have been made on the date that it is lodged if, on that date, it is lodged in the manner as set out in rules 43, 47 to 50, 55, 59, 61, 65 to 70, 72, 75 to 91, 93 to 95, 98 to 101, 103 or 105 to 111, as appropriate. (2) The Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, must determine whether an application has been lodged in the required manner by assessing whether all mandatory requirements for lodgment have been met. (3) If it is determined that an application has not been lodged in the prescribed manner, the Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, may request further documents and the application is to be held to be made on the date that the First-tier Tribunal receives the last of any outstanding documents necessary to meet the requirement manner for lodgment. "
7. It is believed that Places for People Scotland is a trading name of Castle Rock Edinvar Housing Association Ltd which is a housing association regulated by

the Scottish Housing Regulator.

8. The basis of the decision is that the Applicant has failed to comply with Rule 5 and Rule 55. The Applicant is a registered social landlord and has not submitted an application which is competent. It is not the type of tenancy or the type of housing stock which is relevant to such applications but the status of the landlord. The Applicant has also failed to provide information when required to do so by the Tribunal in terms of Rule 5 (3) of the Rules.

9. Section 28 A (9) of the 2006 Act states “ *No application may be made under subsection (1) where the landlord is- (a) a local authority landlord (within the meaning of the Housing (Scotland) Act 2001*
(b) a registered social landlord (being a body registered in the register maintained under section 57 of that Act). The Applicant is a registered social landlord and cannot apply for assistance under Section 28 of the 2006 Act.

Martin J. McAllister, Legal Member, 23 August 2024